



Caloundra Community & Creative Hub

'Celebrate your Caloundra'

31st October 2023



Acknowledgment of Traditional Custodians

Sunshine Coast Council acknowledges the Sunshine Coast Country, home of the Kabi Kabi peoples and the Jinibara peoples, the Traditional Custodians, whose lands and waters we all now share. We recognise that these have always been places of cultural, spiritual, social and economic significance. The Traditional Custodian's unique values, and ancient and enduring cultures, deepen and enrich the life of our community.

We commit to working in partnership with the Traditional Custodians and the broader First Nations Aboriginal (and Torres Strait Islander) communities to support self-determination through economic and community development.

Kabi Kabi Welcome to Country

The Kabi Kabi peoples are the original occupants of the coastal town of Caloundra. The large Kabi Kabi Nation was comprised of several smaller groups that each spoke a dialect of the Kabi Kabi language.

Our rich cultural heritage is tens of thousands of years old and it is deeply ingrained in the landscape. Kabi Kabi families continue to maintain our cultural, spiritual and social connection to country through our practice of song, dance, art, story telling and ceremony.

Kabi Kabi honour the wisdom of our Ancestors through dynamic contemporary cultural expression that represents our unique connection to place. It is a privilege to take responsibility for the protection of Kabi Kabi cultural knowledge and significant places for future generations, as the guardians and interpreters.

Kabi Kabi peoples are passionate about raising community awareness and appreciation of our rich cultural heritage. We are excited by the potential to reflect more of our values in the future design of community spaces.

We want to work together to build more opportunities to celebrate our unique cultures with local communities, and also with visitors to our magnificent region. Kabi Kabi look forward to achieving the representation of our cultural perspectives in the building and landscape designs of the Caloundra Community and Creative Hub.

Kabi Kabi Traditional Owners – Custodians

'Kabi Kabi is also known as 'Gubbi Gubbi'



Source: Gubbi Gubbi Dancers at Dawn Awakening, Horizon Festival 2018. Image: Ben Vos Productions.

Introduction

The vibrant new Caloundra Community + Creative Hub (CCH) creates a public space precinct connecting The Events Centre, the new Library + Caloundra, new Sunshine Coast Regional Gallery, town square, parks and streets through to Bulcock Beach. We identified with you, your values and vision for the precinct, integrated feedback on a concept design and made final adjustments to finalise the design.

About the Precinct

The project area includes the public space surrounding:

- The Events Centre
- new Library + Caloundra
- existing Caloundra Regional Gallery
- existing Library site (the site of the future new Sunshine Coast Regional Gallery & development site)

Along with sections of streetscape within:

- Omrah Avenue
- Otranto Avenue
- Minchinton Street
- Nutley Street
- Bulcock Street

It creates a new town square and upgrades to Felicity Park and Bill Venardos Park.

The public spaces will be supported by adjoining mixed use development which will embed the 'City of Beaches' character and sub-tropical landscaping into the public realm and building design. Improved technology within the Precinct will create a more interactive experience of the public space. Active street frontages including shops, cafes and businesses will also activate the CCH. The precinct will be brought to life with community and ongoing activation.

Where are we up to?

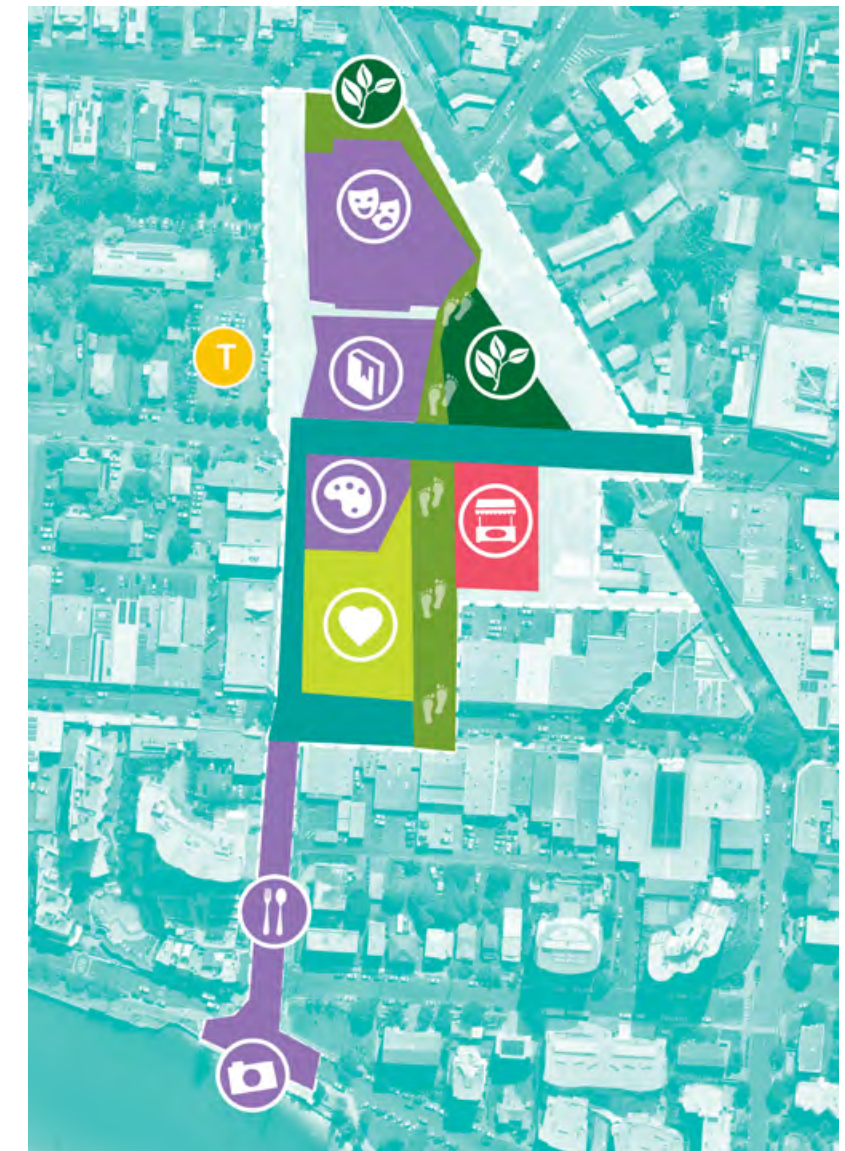
This report has been developed following extensive research and design development and from feedback from the 'Have Your Say' & 'Have we got it right?' Community engagements completed in May/June 2021.

The Concept Design has been finalised in response to your feedback and the endorsed detailed business case for the new Sunshine Coast Regional Gallery.

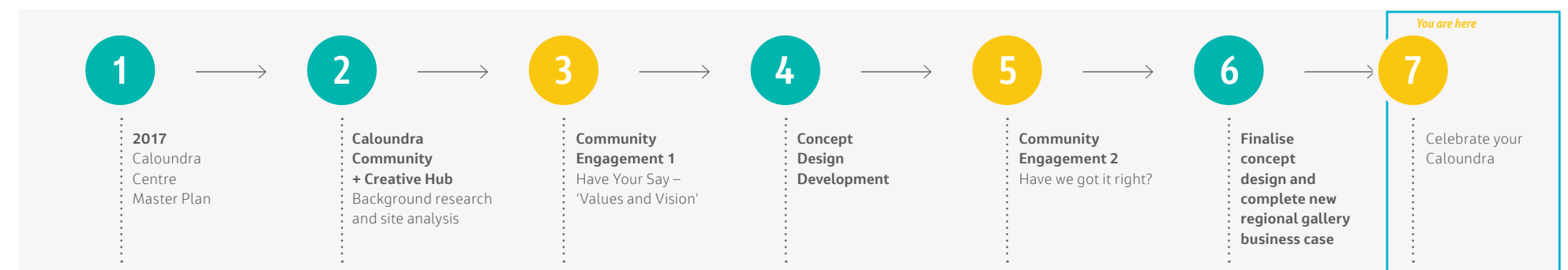
This report is provided for the purpose of sharing the updated concept design with the community as a part of 'Celebrate your Caloundra'.



Caloundra Community and Creative Hub location plan



Caloundra Community and Creative Hub opportunities diagram from Stage 1 'Have Your Say' pubic engagement, November 2020



Project time line

Here's what we heard you value ...

During the first round of 'Have Your Say' Community engagement in late 2020, we heard five strong values or themes.

These are the principles which have guided the Concept Design and this is how we have incorporated them.

This is what we heard from you during the 'Have we got it right?' stage of community engagement in mid 2021:

Keep it green and unique: 60% said this was the most important value, in being leafy, but also environmentally conscious and sustainable. 30% said staying true to Caloundra's bespoke character and identity was key.

Town square: focus on open space and key activations, events and creative interest was high.

Vision: 96.5% agreed that the vision is right.

Design: feedback included ensuring inclusivity and a strong focus on local and interactive art.

Events: arts, cultural and theme events would have most people joining in.

Council has endorsed a detailed business case for a new regional gallery, which recommends its location on part of the existing library site. This change, and your feedback from the 'Have we got it right?' community engagement has resulted in improvements to the precinct including:

- 30% increase in public open space via an expanded Felicity Park.
- Increase in retention of existing trees.
- Better visibility and access into the central open space, particularly from the future mass transit site to the north west.
- Less overshadowing of the central open space.
- Increased size of the central events lawn.
- Potential to retain and repurpose part of the existing Caloundra Regional Gallery building.
- Better interface and improved views and outdoor dining opportunity along the northern end of Otranto Street.



1 Keep it Green

Retain and extend the open space, tree canopy, shady garden and park feel to complement and contrast to the beach.

- Locate the future new Sunshine Coast Regional Gallery on part of the old Library site, prioritising green space within the precinct and maximising the preservation of existing mature trees.
- Keep the town centre oasis feel as a contrast to the beach. Retain the majority of existing shade trees and enhance the lush, soft, green subtropical character that exists in Bill Venardos Park and Felicity Park.
- Provide lawn areas of differing sizes, some shady and enclosed, others open and sunny. These flexible areas can support events of different types and scales as well as being places to lounge with a coffee and watch the kids run around.
- Embed a sustainable approach contributes to environmental; and social health and well-being including: enhancing the cool micro-climate; minimising hard & hot surfaces; collecting, treating and re-using water; and is low in energy use.
- Focus on tree protection including future detailed arborist assessments, root investigation, gardens and lawns within tree protection zones, or permeable paving and decking for hardscapes under tree canopies.



2 Keep it Unique

Tell the stories of Caloundra and keep the distinct low key, friendly and inclusive atmosphere.

- Keep the relaxed, welcoming and family friendly feel. This is a place for everyone to enjoy.
- Incorporate local, natural and Kabi Kabi contemporary culture to showcase the best of our community.
- Discover art interwoven in the landscape that is authentic, diverse and interactive.
- Playful, quirky art, water and lighting in the landscape, streets and lanes.



3 Change the way we move

Rethink how we get to, around and park near this place as it becomes ever more popular.

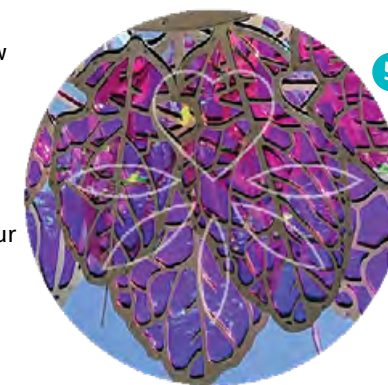
- Pedestrians come first and walking is prioritised through extensive shared zones, wide shady footpaths and safe, easy pedestrian crossings.
- Easy and accessible movement for all including reduced traffic speeds and promoting cycling and e-mobility devices.
- Easily link to future mass transit and a revised car parking strategy for the area.
- Stimulate investment in the town and regeneration where people will be able to live, shop, work and holiday within the heart of Caloundra.



4 Improve how we navigate

Make finding spaces, places and what's on in the precinct, and wider Caloundra, much easier.

- Direct, shady connections through open space from the beach up to The Events Centre and enhanced views through the area and down to Pumicestone Passage.
- Landmark cultural buildings with covered connections draw people through the precinct.
- A generous town square, widened Felicity Park and a network of paths and laneways to discover.
- Gateway arrival markers, interactive information boards, banners and an app to easily find out what's on in Caloundra and where.



5 Love more events and creative interest

A walkable and accessible precinct showcasing and involving opportunities (day and night) for different arts, community-led, creative activities, food and fun.

- A mixing of art, knowledge, events and culture found in the heart of Caloundra—a place to experience, learn or create.
- A must visit community destination for music, performance, food and fun, where there is always something to see and do—day and night.
- A diverse and busy calendar of local events—big and small—that appeal to children, youth, families and the elderly.

We heard your vision which has resulted in a concept design that creates...

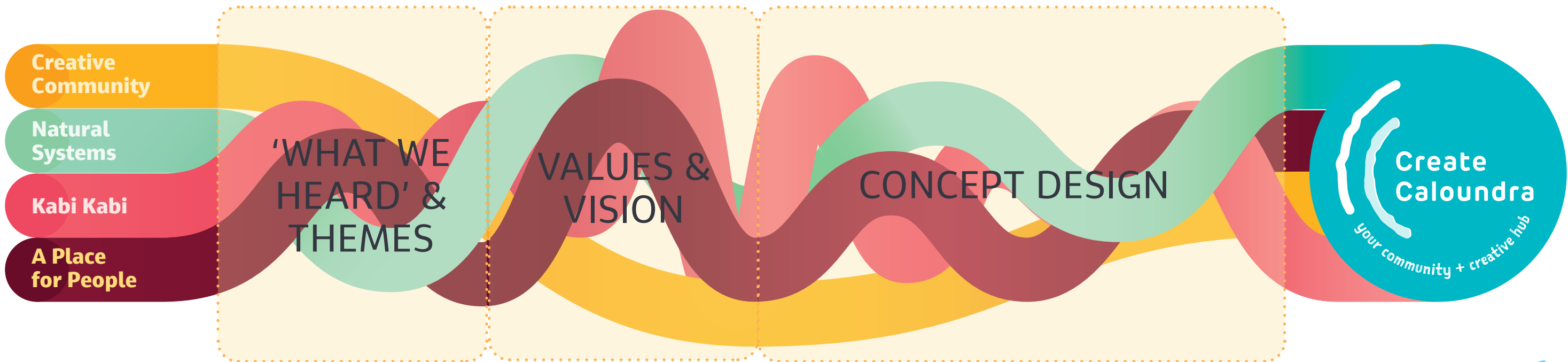
A place for people to enjoy and discover arts, creativity and community in an extended shady and green public precinct. A place which connects spaces and civic buildings with accessible events and engaging creativity, social and retail opportunities that tell the stories of Caloundra old and new. A Community + Creative Hub that captures your spirit of Caloundra.

Woven Threads – Layers of Place Value

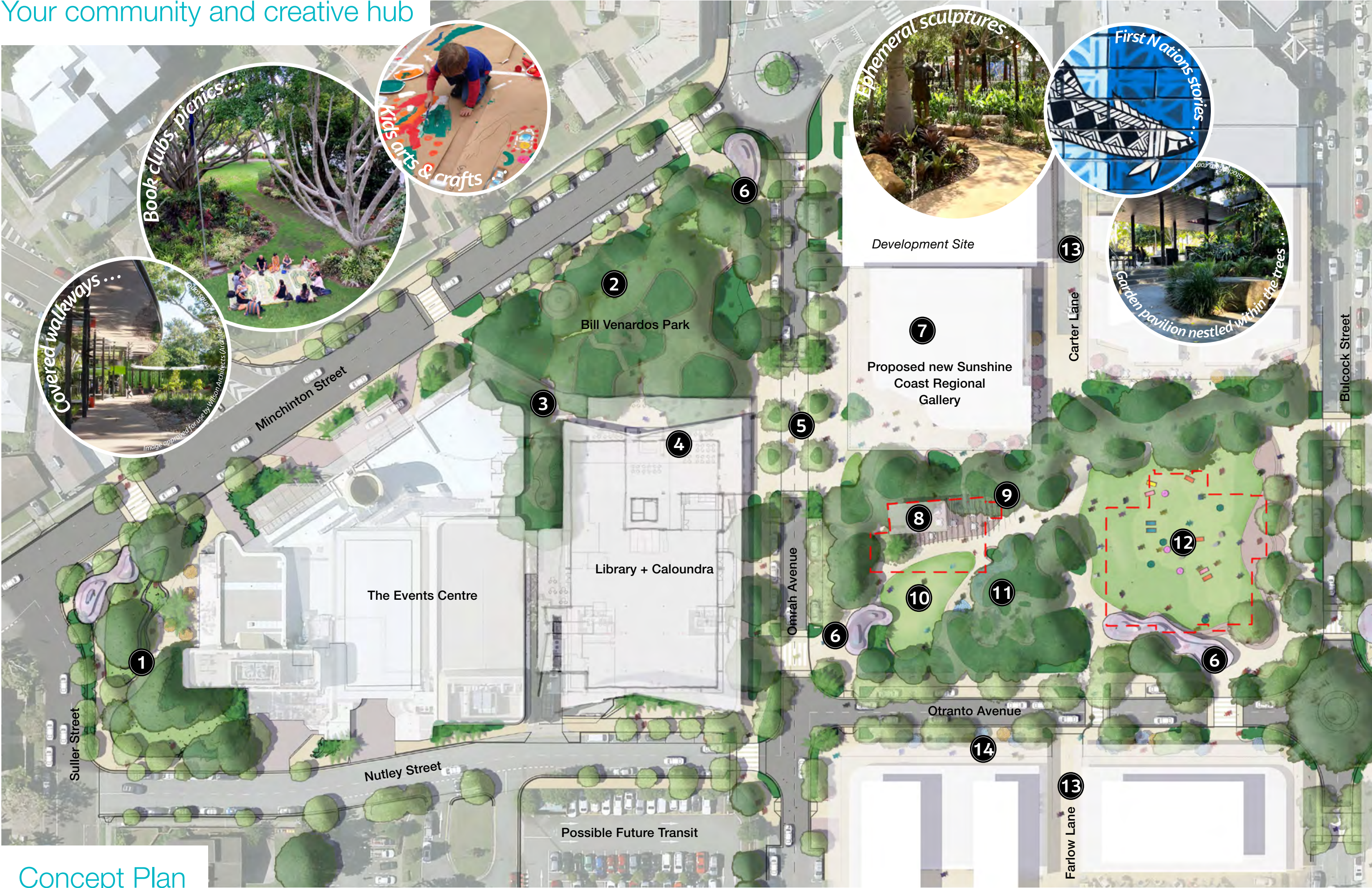
Your Community + Creative Hub will be informed by the unique history and character of Caloundra.

The Concept Plan's inspiration and outcomes are intertwined with all that makes Caloundra special. Four key threads will be woven through all aspects of the project.

- Partner with, be inspired by and create opportunities to showcase Caloundra's creative community.
- Seek inspiration from the region's natural systems and amplify their value and beauty through integration of sustainable landscape design approaches, patterns and materials.
- Acknowledge the connection to Country for the Kabi Kabi people and showcase their culture, narratives, art, history, and knowledge.
- Retain the relaxed and family-friendly atmosphere by providing diverse experiences and places for locals and visitors, ensuring the precinct offers something and means something to everyone.



Your community and creative hub



Concept Plan



- 1 The Events Centre breakout space terrace and garden
 - 2 Bill Venardos Park – shady family friendly reading garden under the existing fig trees. The design has been updated to provide for enhanced seating and retention of existing vegetation, and responds to the Library + Caloundra and Community Facility
 - 3 Improved connectivity to The Events Centre through new Library and Community building outdoor covered area
 - 4 Library + Caloundra building refurbishment and expansion with ground floor kiosk
 - 5 Omrah Avenue shared zone connecting the precinct
 - 6 Shade structures at key arrival points including digital 'What's on' and arts display information
 - 7 Future new Sunshine Coast Regional Gallery with activated edges to Felicity Park and Omrah Avenue
 - 8 Existing Caloundra Regional Gallery. Options for retention and adaptation to be determined as part of future detailed design
 - 9 Felicity Park with public sculptural art set amongst the shaded gardens and existing trees
 - 10 Lawn for small events, pop-up food and markets
 - 11 Exploration gardens in deep shade and integrated play
 - 12 Community Town Square with a new (approximately 15% larger than previous draft concept) event lawn on the site of the demolished 77 Bulcock Street building with movable furniture and flexible stage locations
 - 13 Future development could extend a network of lanes with art and retail opportunities
 - 14 Otranto Avenue widened footpaths with outdoor dining amongst illuminated coastal shade trees, gardens and enhanced pedestrian crossings
 - 15 Opportunity for Pumicestone Passage viewing terraces and picnic facilities at the water's edge
- Extent of existing 77 Bulcock Street building and Caloundra Regional Gallery

*Note: All future development on privately owned land is shown indicatively only to demonstrate potential Caloundra Centre Master Plan outcomes. All development is subject to future development submissions and approvals.
 Image sources: Approved for use by JACOBS unless otherwise noted.*



BEFORE



Source: Sunshine Coast Council

Artist impression

Bird's eye view looking east up Bulcock Street

Note:

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*Final building layout is subject to detailed design

*Final outcomes are subject to detailed design and feasibility.

Artistic illustration of the Town Square looking north

What's on at the Hub?

Your Community and Creative Hub will be a diverse and vibrant place with something for everyone. No matter your age, interests or background, you will find authentic local experiences, day or night.

A rich calendar of events will provide iconic, seasonal, grass roots and weekly activities in our cultural buildings, open spaces and streets.

Events will range in size, scale and infrastructure needs and be carefully curated in the landscape to ensure appropriate protection of the cherished existing trees and gardens, specifically within Bill Venardos Park and Felicity Park.

The following ideas give a sense of the unique and creative experiences that you might find in your Community and Creative Hub.

THE EVENTS CENTRE

- Singles social disco night
- Graduation events
- Comic Con
- Contemporary music concerts
- Surf & skate expo
- Ballet
- 70's & 80's music festival
- Esports games

LIBRARY + CALOUDRA

- Community classes
- After school club
- Local history talks & exhibition
- Life learning
- Book week
- Craft show
- Iconic authors themed events

NEW SUNSHINE COAST REGIONAL GALLERY

- Artist exhibitions
- Body art masterclass
- Digital / animation masterclass
- Pottery
- Arthouse films
- Recycled arts
- Community art workshops
- Paint 'n' sip
- Jewellery making

EXPANDED FELICITY PARK

- NAIDOC cultural presentation & circle
- Ephemeral sculptures
- Garden pavilion
- Indigenous art
- Tree light projections
- Felicity's BBQ in the park
- First nations stories of Caloundra
- Tai chi & yoga
- Indigenous artisans market
- Water play

TOWN SQUARE

- Sunday jazz on the lawn
- Movies in the park
- Circus skills workshops
- NAIDOC week performances
- Bunya festival
- Multicultural festival
- Carols
- Dance festival
- Sunny coast sustainability event

OTRANTO AVENUE

- Dinner with friends
- Work parties
- Date night
- Busking
- Christmas in July
- Food & Wine Festival
- Billy cart races

BULCOCK ESPLANADE

- Pop up dinner on the beach
- Sunset party
- Walking tours
- Walk & talk photography lessons
- Oyster long lunch

BILL VENARDOS PARK

- Food festival & poetry slam
- Children's storey time
- Garden & flower show
- Easter egg hunt & Easter bunny craft
- Teddy bear's picnic & puppet making

LANEWAYS

- Public art laneway trails
- Local showcase: local food, arts, crafts, immersive experience
- Street art
- Vintage markets

BULCOCK STREET

- Christmas artisan markets
- Food trucks
- Horizon festival
- Anywhere festival
- Lantern parade



Image sources:

1. Gubbi Gubbi Dancers at Dawn Awakening, Horizon Festival 2018. Image: Ben Vos Productions.
2. Kabi Kabi public art (detail) – artist: Lyndon Davis, Lambkin Lane mural

All other images approved for use by JACOBS.





BEFORE



Artist impression

View looking north through Felicity Park towards Library + Caloundra

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BEFORE

Source: Sunshine Coast Council

Artist impression

View looking north to Town Square from Bulcock Street

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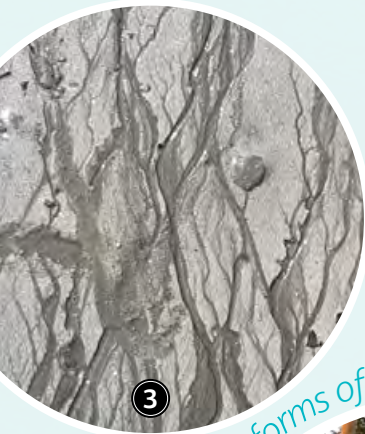
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Inspired by Caloundra's
greatest assets ...



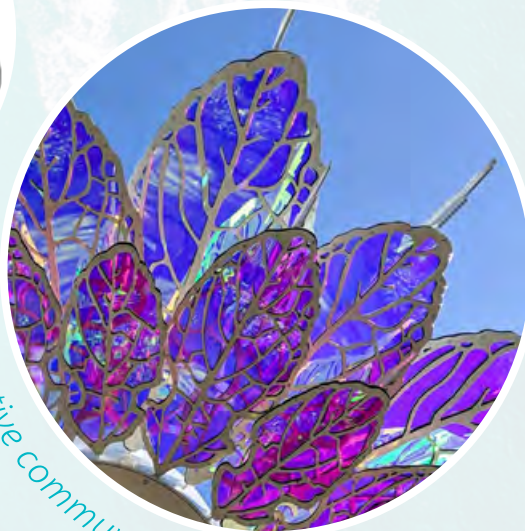
Kabi Kabi art & culture



The colours and forms of nature



Our creative community



Beach life

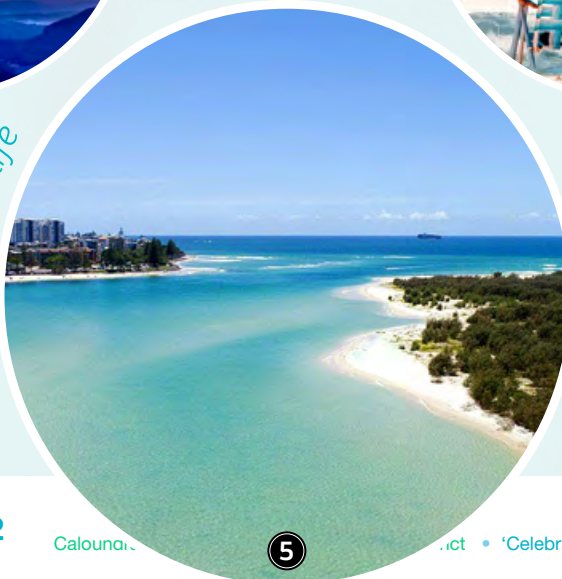


Image sources:

1. Source: Gubbi Gubbi Dancers at Dawn Awakening, Horizon Festival 2018. Image: Ben Vos Productions.
2. Hope O'Chin, Goannas, 2018, (detail) acrylic on canvas, 61 x 102.5 cm. Sunshine Coast Art Collection. Acquired through the Sunshine Coast Council 2019-2019 Reconciliation Action Plan. Photo: Carl Warner
3. Approval for use by JACOBS.
4. Approval for use by JACOBS.
5. Approval for use by visitsunshinecoast.com

... to create a unique
Caloundra character.

Pumicestone Passage viewing terraces



Dine under the trees



Biophylic, sustainable approach



Image sources:

Approved for use by JACOBS unless
otherwise noted.

Drift – meandering & peaceful



Image approved for use by Wilson Architects (Architecture + Landscape)



Organic open space



Image sources:
Approved for use by JACOBS unless
otherwise noted.



Shady canopy



Kabi Kabi connection to country



Artistic & playable landscapes



Coastal urban forest



Vegetation & Connected Landscape

The Caloundra Community and Creative Hub (CCH) precinct is currently known for its lush vegetation, dense canopy and subtropical character—creating a cool and shady alternative to the beach in the heart of town. You have told us to ‘Keep it Green’. These pages demonstrate how the Community and Creative Hub Draft Concept integrates, impacts and adds to the existing vegetation in the precinct.

Existing Vegetation Today

Existing vegetation contributes positively to your CCH by providing shade, habitat, a cool micro-climate and reduced heat island effect. Council commissioned an independent arborist to assess the value, life expectancy and risks of existing vegetation. Key species in the precinct include Figs, Rainforest Species, Melaleucas, Tuckeroos, Palms, Norfolk Island Pines and Cycads.

There are 317 trees assessed by the arborist within the area. Of these, 53 are assessed as high value, 189 as medium value and 48 are low value and may require succession planting/ replacement (13 of these low value species are recommended for removal and replacement). 24 cycads and 3 fern trees with unassigned values also exist and as their condition and health is good, may be suitable for transplanting as required, they are included as medium value specimens in the following diagrams.

Impact of New Buildings

The CCH project proposes three key new

buildings. These buildings will require the removal of some existing vegetation within their proposed footprint. Careful construction practices such as excluding works from designated Tree Protection Zones will be required to minimise disturbance at the edges of new buildings. Estimated tree removal is as follows, noting that potential exists for some species such as palms and cycads to be transplanted elsewhere on the site if impacted.

- Library + Caloundra – A small number of low and medium value trees to be removed, and few palms / cycads for potential transplanting.
- New Sunshine Coast Regional Gallery & Development Site – This new approach to a co-located New Sunshine Coast Regional Gallery and Development Site results in the removal of fewer trees compared to the previous Draft Concept. Tree removal is dependant upon future development proposals however, it is likely that the majority of these trees will require removal. Future arborist assessment will be required to determine tree values and if any significant trees should be considered for retention.

Other hardscape works and utilities infrastructure will also need to be carefully designed so as not to cause adverse health effects to existing vegetation. Protection measures to be incorporated may include future detailed arborist assessments, root investigation, gardens and lawns within tree protection zones, or permeable paving and decking for hardscapes under tree canopies.

EXISTING VEGETATION TODAY



- Existing tree – high value
- Existing tree – medium value and cycad / fern trees)
- Existing tree – low value
- Existing tree on development site - no value assigned


Note: Existing tree values are as determined by an independent arborist assessment report. With the exception of trees along its western boundary, the remainder of trees on the New Sunshine Coast Regional Gallery / Development Site were not assessed as they are outside of the core open space areas and the site is subject to further development approvals.

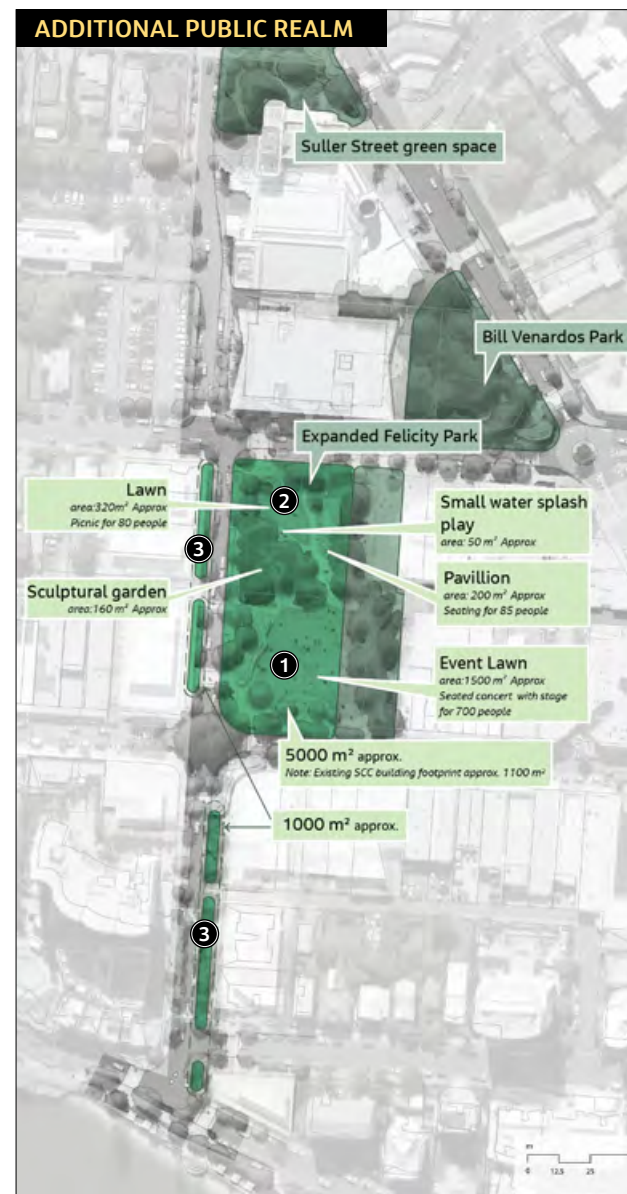
IMPACT OF BUILDING WORKS







- Existing tree – high value to be retained
- Existing tree – medium value to be retained
- Existing tree – low value to be rejuvenated or replaced
- Existing tree – removed or transplanted due to proposed building works
- Existing tree – other
- New building edge/boundary



-  Existing trees
-  New trees
-  Pedestrian Circulation
-  New building footprint



-  New public realm – lawns, gardens and widened footpaths
-  Existing public realm and/or green space
-  1 Additional public open space
-  2 Additional public open space in place of existing Caloundra Regional Gallery and carpark
-  3 Additional Otranto Avenue landscaped footpath space due to removal of existing on street parking

Proposed Planting

The project will increase the number of trees, garden area and shade within the precinct. Trees requiring removal will be replaced in accordance with the *Sunshine Coast Street Tree Master Plan (2018)*, at a minimum ratio of one to one and no net canopy loss for high value trees.

Approximately 200+ new trees and palms are proposed for the public areas of the precinct (new planting within the development site will be additional to this). New trees will line currently hot, exposed footpaths. An increase in public realm will also substantially increase lawn and garden areas, particularly along Otranto Avenue, within the Town Square (due to the demolition of 77 Bulcock Street) and where the existing Art Gallery carpark and loading area is demolished.

New planting, combined with building canopies and shade structures will provide continuous, shady connections through the precinct.

Additional Public Realm

The CCH Concept Design provides additional public realm in the centre of Caloundra. Building upon the already established and cherished open spaces of Felicity Park, Bill Venardos Park and the area north of The Events Centre, the precinct will provide additional pedestrian, event and activation focused spaces including:

- New Town Square – removal of the Council building on 77 Bulcock Street will allow Felicity Park to be expanded to the south and west, providing approximately 3200 m² of

additional public open space.

- Future New Sunshine Coast Regional Gallery on the Development Site – will allow options for additional public realm including lawn and urban gardens with opportunity for retention and adaptation of the Caloundra Regional Gallery to be determined as part of future detailed design. Opportunity also exists to open up access and views to and from the new Library & Bill Venardos Park. Combined, this will provide approximately 1800 m² of additional publicly accessible space that will provide a more open feel to Felicity Park and the New Town Square.
- Otranto Avenue – removal of car parking bays from one side of the street will allow a 7 m wide verge for shade planting, gardens, pedestrian and slow cycling be provided, creating approximately 1000 m² of additional public realm. Once adjoining properties are redeveloped with a retail zone / outdoor dining area setback at ground level (as per the *Caloundra Centre Master Plan (2017)*) a generous active streetscape will connect up into the precinct from Bulcock Esplanade.

Sustainable Design & Climatically Responsive Buildings

Sustainability is at the heart of the Caloundra Community + Creative Hub design. The design of streets, public spaces and buildings will align with the strategic direction of the *Sunshine Coast Environment and Liveability Strategy (2017)* and the values and principles of the *Sunshine Coast Design Book* and will:

- take advantage of our subtropical climate
- be resource and cost efficient
- be ready for future technology, changing needs and climate change
- have a focus on preserving and enhancing nature, shade and vegetation
- promote wellbeing, community and connectivity

New cultural buildings within CCH are being designed with the aim of maximising ground level activation and pedestrian shade, ensuring appropriate scale, taking advantage of long views and breezes and retaining access to natural light within adjacent open spaces and streets.

Climatically responsive design, including shady atriums, are proposed on the ground floors of the Library + Caloundra and new Sunshine Coast Regional

Gallery— allowing pedestrians to flow through in comfort, sheltered from the sun and rain. The Development Site, and other adjoining sites also provide opportunity for active and sheltered access along the eastern side of Felicity Park, the Town Square and Otranto Avenue.

Future design considerations will ensure buildings are at an appropriate scale and minimise overshadowing. The following sun diagrams demonstrate the approximate shadow extent for mornings (9.30 am) and afternoons (3 pm) during summer and winter.





Artist impression

View looking north towards the proposed Sunshine Coast Regional Gallery from Bulcock St roundabout

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*Final building layout is subject to detailed design

*Final outcomes are subject to detailed design and feasibility.



To find out more head to
'Create Caloundra' on
council's website.



www.sunshinecoast.qld.gov.au
07 5475 7272



Our region.
Healthy. Smart. Creative.